



Architects Accreditation Council of Australia

Candidate's name: Emma-Kate SMITH

State/Territory: WA

**ARCHITECTURAL PRACTICE EXAMINATION
NATIONAL EXAMINATION PAPER**

Time allowed: 1 hour (plus 10 minutes extra reading time)

Candidate Instructions

You are provided with an Examination Paper and a separate Answer Sheet.
Both documents will be collected at the conclusion of the examination period.

The **Examination Paper** comprises a number of scenarios. Each of the scenarios is followed by a series of statements one or more of which may be correct. Please ensure you place your name and State/Territory in the box provided. All pages of this exam paper must be returned to AACA.

The **Answer Sheet** references the scenarios in numerical sequence down the page. Statements associated with each scenario are referenced alphabetically across the page.

TO COMPLETE THE EXAMINATION YOU MUST USE THE ANSWER SHEET

- In the spaces provided, write your name on the ANSWER SHEET, date of birth and the State/Territory in which you are sitting the examination.**
- For each scenario select **all** statements that you consider to be **correct** and place a **tick** in the appropriate box/boxes on the Answer Sheet.
- Use a blue or black pen to mark your answers.
- If you wish to correct an answer, you must do so in the answer box. Use the 'white-out' provided in the examination room, to delete the tick.

Marking method and scale

The Answer Sheet will be marked by template.

Correct statement selected	2 marks
Incorrect statement selected	minus 1 mark
Correct statement missed	zero mark

60 per cent is required to pass the National Examination Paper.

This is a closed-booked examination. Reference materials and electronic media will not be permitted into the examination room.

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Scenario 1

You are engaged to prepare a design concept for a group of four attached houses, which will require planning approval from the local Council. This approval process includes public notification and potential receipt of objections from the community.

The design is prepared and the planning application subsequently lodged. The client is keen to proceed as quickly as possible and you advise him in writing that, on completion of the public notification period, if no objections have been received, he can save some time by electing to authorise you to proceed with working drawings. You do advise however, that there is still risk of Council refusing the planning application even though no third party objections have been received.

On completion of the public notification period, Council advises that no objections have been received and the client duly authorises you to proceed with working drawings in accordance with previously agreed fee arrangements.

You complete the working drawings.

- a)** The Council subsequently exercises its discretion and refuses the planning application. The client is liable to pay your fee.
- b)** The Council subsequently approves the planning application subject to certain modifications. Your design does not comply with their published planning policy on carparking. The client is liable to pay you an additional fee for modifying your drawings to conform with Council's requirements.
- c)** The Council subsequently advises that it cannot approve the current proposal since it exceeds the maximum gross floor area requirements for the site as set out in their Town Planning Scheme. Council would be prepared to approve three attached houses, not the four originally submitted. You are entitled to claim extra fees from your client for revising the design to suit Council requirements.

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Scenario 2

You have designed and documented a house. Your fee claims over the last four months of the design/documentation period have been based on an agreed budget, detailed in the Client-Architect Agreement signed by you and your client.

Six tenders were received, the lowest of which is 50 per cent higher than the construction budget. There is no prospect of a reduction in project quality or the size of the project in order to bring it within the budget.

- a)** Professional Indemnity Insurance policies do not cover architects for budget over-runs.
- b)** You may be required to forfeit all or part of your fee for this work.
- c)** Your client has an action in damages for negligent misstatement or deceptive and misleading conduct in contravention with s. 52(1) of the *Trades Practices Act (1974)*.
- d)** Your client has no action because it was he who set the budget.
- e)** You should notify your Professional Indemnity Insurer of the possibility of, and circumstances giving rise to, a future claim in accordance with the terms of your policy.

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Scenario 3

You are administering a building contract. Practical completion has occurred and the contract provides for a defects liability period of six months plus a cash retention. During this period numerous defects become apparent, many of which interfere with the successful operation of the building. The builder is uncooperative in rectifying defects when requested.

- a) The builder is not obliged to rectify any defects that are notified to him until the end of the defects liability period.
- b) The builder must rectify any defects immediately he is notified of them.
- c) If the builder refuses to cooperate in rectifying defects, the proprietor must wait until the completion of the defects liability period before engaging others to rectify the defects using the retention funds that are available to him.
- d) If the proprietor engages others to rectify defects and the cost of rectification is greater than the retention fund then the proprietor has no redress against the builder.
- e) The retention fund is available to the proprietor for defect rectification by others if the contracted builder fails to complete the defects expeditiously. If the proprietor engages others to complete the rectification, the proprietor has no obligation to account to the builder for how the retention monies are expended.

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Scenario 4

You have designed a small house on a difficult site with highly reactive foundation conditions.

It is a condition of your specification that the builder gives 48 hours notice prior to pouring concrete. A slab at ground level has been prepared and poured without your knowledge. After consideration of the available information, you reject the possibility of opening up part of the slab because of the likely sub-surface consequences and you issue instructions for the builder to demolish the slab and pour a new one in accordance with the specification.

The builder has referred your instruction to your client on the basis that the decision is unfair, will delay progress of the works and will add a variation for which the proprietor will be responsible. Your client overrules your decision and tells the builder to proceed with the works.

Assume that there is no issue of contract interpretation in the following answers.

- a)** In the event that the builder complied with your instruction and the slab was found to have been properly constructed, the builder would have a valid claim for a contract variation.
- b)** Irrespective of the outcome of the demolition, the builder has a valid claim for a variation.
- c)** If there was a valid variation under the circumstances outlined above, the builder would also have a valid claim for an extension of time and costs associated with the time extension.
- d)** If there was a valid claim for a variation and costs you could be called upon to meet the claim due to your negligence in wrongly instructing the builder.

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Scenario 5

Your company has been approached to undertake the design and administration of a major refurbishment of a recent significant building, regarded by many members of the profession and the wider community as a modern classic. The original architect has not been approached to undertake this work. The client sees elements of the original building design as a commercial problem and is seeking a fresh approach to the refurbishment.

Your company has recently received a number of architectural awards for buildings constructed predominantly of glass. It is this aesthetic that has attracted the owner of the building, the subject of this commission, to contact you.

It is expected that you will change the nature of the building to reflect the new minimalist aesthetic. Although you have some reservations about this approach, the commission is the high point of your architectural career and will secure your company's financial viability for years to come.

- a) You must decline the commission.
- b) You should accept the commission without reservation.
- c) You should advise the client about recent changes to the *Copyright Amendment (Moral Rights) Act 2000 (Cwlth)*.
- d) Under the *Copyright Amendment (Moral Rights) Act 2000 (Cwlth)* you are legally bound to contact the original architect and advise him/her of your appointment to refurbish the building and invite his/her comment on your initial design concept.

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Scenario 6

You have designed an apartment building with subterranean car parking and storage areas. You are now administering the building contract. After the proprietor has made the first progress payment in accordance with your certificate, work on the site is delayed by three days of rain, which floods the entire basement area. It takes a further five days for the water to drain away.

The rain and flooding has prevented all work from continuing on the site. The builder lodges a claim for an extension of time for eight working days plus costs. In considering the claim you form the view that the builder has not taken sufficient steps to drain the site. In your view, had he done so, work could have recommenced earlier than it did.

- a)** You should allow the whole of the builder's claim including delay costs.
- b)** You should allow the whole of the time claimed, but no costs for delay.
- c)** You should reject the entire claim.
- d)** You should allow a three-day extension of time for the wet weather, plus part of the five days claimed for the effects of the site flooding.

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Scenario 7

You are the project architect for a community centre and during the design development phase you review the possible design solutions for a balustrade to a mezzanine floor within the main hall. The mezzanine floor is 4.5m above the floor level.

Without reference to the Building Code of Australia (BCA) you have prepared a number of preferred design options for review.

Which of the design options in the attached graphic comply with the requirements of the BCA?

Note: State-specific amendments such as NSW D2.16(f)(iv) and (v) are not to be considered.

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End of the Sample Questions Exam Paper

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